



A group of people, including children and adults, are gathered under a large wooden shelter at an outdoor event. In the background, a large green field is visible with various structures, including a blue tent and a building with a sign that reads "WATER".

[illegible]

Plan Commission Update

The City of Duncan Plan Commission met on June 21st, at a regularly scheduled meeting, to hear a rezoning request and a request to subdivide/move a residential lot line. Both docket items were presented by staff of the Department of Community Development with favorable recommendations and the public was given the opportunity to discuss the two proposals. The rezoning request was sent to the Duncan City Council with a favorable recommendation and the lot split was approved, both unanimously.

The Plan Commission also discussed making several revisions to the City of Duncan Land Use Code, permits required, and the process of guiding development. Based on this conversation, the Department of Community Development is going to work on proposals for a landscape ordinance, sidewalk ordinance, revisions to the current sign regulations, a permitting process for animal exhibits on public and private properties, and efforts to try and streamline the permitting process. The consensus of the Plan Commission is that we considering these items so that our community can continue promoting economic growth, continue to enhance the aesthetics of the community, and not become over burdensome to potential developers considering Duncan, Oklahoma.

During the discussion of code revisions, the Department encouraged the Plan Commission members to take note of communities that they feel are good examples of what they hope the City of Duncan can become. The Department also encourages all citizens of Duncan to do the same and pass this information along to the staff of Community Development for review. The Department believes in creating amendments that the citizens of Duncan will support.



Community Development Activity for the Month of June

The Department of Community Development, as of 11:30am on June 30th, had issued 214 separate nuisance violations throughout the City of Duncan. The majority of these were related to tall grass and weeds but also included abandoned vehicles and structures, trash and debris, and illegal dumping of waste materials into the local drainage infrastructure. Of these 214 cited violations, approximately 40% were sent out for bids. This percentage of property owners seems to be fairly consistent each month in terms of those not willing to bring their property into compliance.

In order to help address this issue of non-compliance, the Department of Community is preparing to once again begin issuing citations to property owners failing to meet the requirements contained in the City Code. This means tickets will be issued and fines will be levied against these property owners. Along with issuing of citations, the Department will be meeting with the contractors that have been awarded bids in the past and instruct them on minimum requirements regarding the quality of work and how they document their work. This information, and the documented quality of work done by the contractors, will be used in the Department's presentation to the Judge conducting the hearings and ultimately upholding the issued citations. The Department believes that many absentee landlords feel that they are getting their properties within the City of Duncan mowed for a minimal fee. By once again issuing citations, the Department hopes that these landlords will once again maintain their own properties and restore pride in our community.



Also during the month of June, the Department of Community Development issued 103 permits throughout the City of Duncan. A large number of these permits were for reroofing as a result of recent storm damage. The Department is proud to say that the roofing permit process has provided a benefit to our community in that the Department has caught a number of "fly-by-night" companies doing roof work without state licenses. These companies have cost homeowners thousands of dollars in undue expense. By having a list of licensed roofers in our community, the Department has assisted these homeowners that have been taken advantage of by filing complaints and charges against illegal contractors. We hope the home owners can recoup some of their costs and progress to righting the wrong can begin. Many of the citizens that have fallen victim to this crime have thanked staff of Community Development for our assistance in working towards a resolution.

“Signs. Signs. Everywhere There’s Signs”

Signage is extremely important to the businesses throughout the City of Duncan. One task of the Department of Community Development is to ensure that we are a community that is inviting to new and existing businesses and allow for ample advertisement but to also protect the property values and uses of neighboring properties. This is accomplished through the enforcement of our City Code, which also means making regular revisions and amendments that address technological advancements in our society.

Technology has brought us electronic and dynamic signs that our current ordinance does not even address. With the assistance from the Plan Commission and our citizens of Duncan, the Department of Community Development will be working on various ordinance amendment proposals for City Council consideration. The goal is to allow businesses to continue to advertise throughout our community and stay competitive in the local and global economies. We also wish to balance this with ensuring that we do not cause traffic accidents, take away from our community’s charm, or to cause unnecessary light pollution to occur.



A dynamic sign, like this one, may seem aesthetically friendly at first. However, these types of signs can lead to traffic accidents and cause light pollution near residential neighborhoods.

Mosquito Control

Community Development’s Plumbing Inspector/Code Enforcement Officer, Christina Nowlin was able to take advantage of a grant opportunity with the Stephens County Health Department to secure mosquito control briquettes that can be used while conducting inspections. If our staff sees, or if a complaint is made about standing water, we now have the ability to place a floating sustained-release larvicide for long-term control of mosquito and psychodid fly larvae in bodies of standing water. These bodies of water can range from water standing in the ruts in our alleys, abandoned swimming pools, water in old tires, or any other standing water. Mrs. Nowlin also worked with the City Attorney’s Office to require properties found to have standing and stagnant water to



be required to correct this nuisance or face fines and penalties until the nuisance is brought into compliance. This has been done because of the growing health concerns about the diseases that mosquitos and flies can transmit to humans in our community.

If a control briquette is used on a property, a notice will be posted on the property to inform the owner that such action has occurred and they will need to work towards bringing the nuisance back into compliance per City Code.

Additional information about the mosquito control briquettes is available in the Department of Community Development.

Department Personnel

The Department of Community Development saw the retirement of Electrical Inspector/Code Enforcement Officer, Leon Allison in the first week of June. The Department then advertised, interviewed, and filled this vacant position. The Department hired Lance Osborne, who began work on June 27th and has been actively conducting inspections and code enforcement in our community.

Mr. Osborne has a background in electrical work and has begun working towards various licenses and accreditations that will help benefit the Duncan Community.

The Department of Community Development is proud to welcome Mr. Osborne to our team and look forward to growing together while making the City of Duncan a more vibrant place to live, work and play.

Our Lakes. Our Asset.

The Department of Community Development, in conjunction with the Department of Public Works and the Duncan Police Department is going to begin enforcing City Code on properties owned by the City of Duncan around Clear Creek Lake. The various departments serving the City of Duncan have heard the concerns of our citizens and agree that something needs to be done to raise the quality of the recreational opportunities that could be made available. In order to do this, we understand that there are a number of violations that are currently occurring that need to be addressed. The Department of Community has been given permission by the other departments to assist in the code enforcement process.

The Department of Community Development has prepared a letter that will be sent to each lessee of Clear Creek Lake informing them that there will be property inspections made to ensure compliance with both their signed lease agreement as well as the City Code. If any property is found to be in violation then the Department will process the violation with hopes that compliance occurs. The Department is also aware that there are a number of abutting properties to the City owned lake properties that fall under the Stephens County jurisdiction and our Department. Community Development will note these properties if any suspected violations might occur in hopes that we can work closely with the Stephens County Commissioners in improving the lake areas.

For those that might be unaware, the City leases property in which lessees have built their homes. The home owner only owns the structures, but not the ground. As part of this lease agreement, the lessees are required to comply with City Code as related to yard maintenance, building codes, abandoned vehicles, etc. The Department also hopes that the lessees will have suggestions for improvements that are affordable which will help make our lakes a recreational destination once again.

If you have any questions and/or suggestions that would make the lake areas more inviting, please contact the Department of Community Development.

